

## EMPLOYMENT TRENDS

The 1990 Census data shows that most residents were employed in sales, administrative support, and technical support occupations (35 percent of employed residents) and managerial and professional specialty occupations (33 percent of employed residents). This is a higher percent than most communities in California and explains the higher number of above-moderate incomes in the City. Other occupations such as service, farming, repair, and manufacturing represented less than one-third of all occupations in the City.

The 1990 Census data shows that 94 percent of the employed residents work within Santa Clara County; however, only about 30 percent of these employees worked in Morgan Hill. A majority of residents travel between 10 and 20 minutes to work, with over half of the residents traveling under 30 minutes to work.

ABAG projections for Morgan Hill show a steady increase in the number of jobs from 2000 to 2020, increasing from 15,220 to 25,890, or 70 percent. If all of these jobs were to be filled by future Morgan Hill residents, the projected job growth would create a demand for 6,500 to 7,000 new housing units over 20 years, based on the current ratio of jobs per household in Morgan Hill. Many of these jobs however will be filled by a combination of current residents and others who do not live in Morgan Hill, so the precise impact on housing demand is difficult to predict. Morgan Hill is a strong commuter community, therefore Morgan Hill provides more housing than jobs. This trend is expected to continue over the next five years.

According to ABAG Projections 2000, the largest concentration of jobs in Morgan Hill is in the service sector. Projections for 2000 show 770 jobs (5 percent) in agriculture and mining, 2,790 jobs (18 percent) in manufacturing and wholesale, 2,130 retail jobs (14 percent), 6,360 service jobs (42 percent), and 3,170 other jobs (21 percent). By 2020, service and retail jobs are expected to increase at a steady rate, with slight increases in manufacturing, slight decreases in other jobs, and significant decreases in agriculture and mining.

The top 20 employers in Morgan Hill are listed in Table 6. Businesses choose to locate in Morgan Hill because of 1) the proximity to a skilled and semi-skilled workforce, 2) land values are superior to those in San Jose, and provide businesses with less property overhead costs, 3) the proximity to affordable housing, and 4) the high quality of life. Morgan Hill is just beginning to draw high-tech companies to the area, and should continue to do so as rising costs in northern Santa Clara County become unmanageable.

**Table 6**

**Top 20 Employers in Morgan Hill (January, 2001)**

<b>Company</b>	<b>Employees</b>
Anritsu/Wiltron	1,000
Morgan Hill Unified School District	900
Abbott Laboratories	500
Media Arts Group	400
Cloverleaf Construction	250
Fox Racing	219
Custom Chrome	202
Ericsson	200
City of Morgan Hill	175
Safeway	173
Sakata Seeds of America	150
Target	140
Mervyn's	131
Advanced Machine Programming	124
Specialized Bicycle Components	123
North Coastal Medical	118
Intercon Technology	110
Diversified Software Systems	100
CIDCO Corporation	95

Source: City of Morgan Hill phone survey and Morgan Hill Chamber of Commerce January 10, 2001.

According to the EDD 1995-2002 projections data for Santa Clara County, the largest industries in the County are services (46 percent growth), retail (24 percent growth), and manufacturing (9 percent growth). The business services sector is expected to account for the largest growth, with more than 80,000 new jobs. The fastest growing occupations in the County between 1995 and 2002 are expected to be computer system analysts/electronic data processors (95 percent), home health care workers (86 percent), computer engineers (68 percent growth), amusement/recreation attendants (68 percent), computer support specialists (58 percent), and database administrators (56 percent). Occupations that have large employment and high turnover rates generally provide the most job openings. Santa Clara County is projected to have employment opportunities not only in these high turnover occupations but also in the more technologically advanced categories. Claritas' 2001 estimates for Morgan Hill show that higher percentages of residents are employed in executive and managerial (16 percent), professional specialty (16 percent), administrative support (16 percent), and sales



positions (13 percent).

Despite projections for strong job prospects and regionally available high-paying jobs for City residents, many of the jobs expected to be created in Morgan Hill will be in services and retail industries that typically employ low- and moderate-income wage earners. However, growth in manufacturing and high-tech jobs will also grow, employing moderate- to above moderate-income wage earners. For these reasons, Morgan Hill will continue to experience a strong local demand for housing affordable to a variety of income groups. The large number of high paying jobs in the region in recent years has created an upward pressure on housing costs that has left behind other wage earners who have not shared in the newfound wealth. The result is that households previously considered middle class, such as teachers and public safety personnel have joined the ranks of other disadvantaged groups in need of affordable housing. According to the 1998 Occupational Employment Statistics Survey produced by the EDD, the mean hourly wage for Santa Clara County is \$19.42.

EDD produced an Occupational Employment and Wage Data spreadsheet by County for 2000. This spreadsheet lists over 600 jobs in Santa Clara County alone. A sample of jobs and salaries was taken relating to general occupations in Morgan Hill. Data regarding those occupations expected to experience the greatest increase are also included. The mean annual wage, and the 25<sup>th</sup> percentile and 75<sup>th</sup> percentile of the working force for each job category, are listed below (Table 7).

**Table 7**

Occupational Employment and Wage Data for Santa Clara County 2000

Occupational Title	Employment Estimates	Mean Annual Wage	25 <sup>th</sup> Percentile Annual Wage	75 <sup>th</sup> Percentile Annual Wage
Management	73,130	\$91,212	\$30.11	\$59.16
Professional Occupations	271,560	\$56,188	\$17.84	\$34.95
Computer Systems Analyst	8,940	\$76,487	\$25.99	\$47.23
Computer Engineer	15,700	\$85,044	\$32.00	\$50.25
Computer Support Specialist	11,240	\$63,381	\$22.89	\$36.99
Database Administrator	2,500	\$63,738	\$23.50	\$40.36
Home Healthcare Provider	*	\$21,534	\$8.54	\$11.39
Service Occupations	147,820	\$26,420	\$7.40	\$15.50
Amusement/Recreation Attendant	1,740	\$15,908	\$6.57	\$8.43
Sales Occupations	88,520	\$36,932	\$8.09	\$22.51
Office and Administrative Support Occupations	157,070	\$32,128	\$11.02	\$19.00
Farming, Fishing, and Forestry Occupations	2,120	\$16,520	\$6.36	\$8.84
Construction and Maintenance Occupations	39,580	\$44,007	\$14.24	\$27.30
Production Occupations	110,320	\$29,031	\$9.11	\$17.03
Transportation Occupations	57,510	\$24,884	\$7.66	\$15.39

Source: EDD, 2000.

\*Some information was not available

## SPECIAL NEEDS

Special housing needs arise due to physical, economic, social, or cultural characteristics or conditions that are present in a substantial percentage of the local population. These characteristics or conditions distinguish individuals from the general population and lead to housing or supportive services needs that are not (or cannot) be met by the private market acting alone. Examples of special housing needs include accessibility for the mobility impaired, transitional housing for those leaving a homeless environment, and housing specifically designed for the physical and social needs of older adults.

Characteristics such as age or physical limitations may be present in a large portion of the population that can affect housing choices and needs. For example, handicapped accessible housing or units that are designed to aid the physical limitations of the elderly may be needed in a community with a large population of this age group. Conversely, a community may have a large population of large, low-income families that need



adequately sized housing at a low cost, or a large number of students attending a nearby college or university. Affordability issues are also important to groups such as female-headed households, farm workers, or military personnel. Therefore, the City needs to evaluate the types of special needs groups in order to address the special housing needs. In Morgan Hill, there are several important special needs groups as evaluated below.

## Elderly

As is the case in many well-established suburbs, the numbers and percentages of the elderly population remain a significant part of the local population. Table 8 lists the population figures by age of those residents in Morgan Hill over the age of 55 and over the age of 65, during a ten-year period. It also shows that the percentage of elderly age 55 and over in the overall population increased during this same time period. According to the 2000 Census, 8 percent of the 2000 population was above the age of 65 (2,508) and 15 percent above the age of 55 (5,163).

**Table 8**

### Pattern of Aging of the Morgan Hill Population

	1990	2000	Percent Change
Total Population	23,928	33,556	29%
Population 55+	3,155 (13%)	5,163 (15%)	39%
Population 65+	1,808 (8%)	2,508 (8%)	28%

Source: 1990-2000 U.S. Censuses.

Indications are that the percentage of elderly residents will increase as residents in their 50s reach retirement age. Since the elderly population is increasing, this indicates that Morgan Hill is able to provide a variety of housing choices for seniors, housing remains affordable, and the community is a desirable place to retire.

In 1990, the incidence of poverty was slightly higher among the population over 65 years of age (5 percent) than it was for the population between the ages of 18 and 64 (4 percent). The poverty rate among seniors was well below the countywide and statewide rates. However, the 1990 Census reports that nearly 75 percent of persons over the age of 65 had very low or low incomes. One hundred and ninety-two persons over the age of 65 received public assistance in 1990. That same year, 99 homeowners age 65 and older paid 30 percent of their incomes or more on housing. This represented 24 percent of all elderly homeowners. By comparison, 43 percent of non-elderly homeowners paid 30 percent or more of their income on housing. Approximately 83 percent (165 renters) of elderly renters paid 30 percent or more of their income on housing. By comparison, 43 percent of non-elderly renters paid 30 percent or more of their income on housing. Thus, elderly renters as a group had a higher incidence of overpayment, and more senior renters than homeowners overpaid for housing in 1990. This was due to high long-time ownership rates among seniors and high rental costs for senior care living



facilities.

Tenure is important when analyzing the needs of seniors. The percentage of seniors living in owner-occupied housing was 78 percent according to the 1990 Census, compared to 72 percent of the population at large. Because many senior citizens live on fixed-incomes some are likely to face difficulty with the costs of major home repairs. In combination with mobility limitations or the need for supportive services (such as medical or meal assistance), it can become very challenging for the elderly to adequately meet their housing needs. A more senior population living in an aged housing stock leads to a need for rehabilitation programs for existing units, as well as the creation of affordable senior housing units.

### **Available Senior Housing**

There is some housing for younger seniors who might otherwise sell their family homes to relocate into smaller homes with less maintenance requirements. There are a number of facilities in the City that offer institutionalized care; however, many of these facilities have extensive waiting lists. There are a variety of facilities that offer independent living for seniors, including two senior ownership communities and seven senior rental complexes. There is only one low-income senior complex; however, seniors must participate in an application process to qualify. This process can often take more than a year to complete. As a result, many seniors may opt to remain in their homes rather than relocate.

The City of Morgan Hill adopted the Mobile Home Rent Stabilization Ordinance to encourage stability in mobile home rent increases in a manner that is fair to both tenants and property owners. Under this ordinance, rents may be increased once every 12 months by a maximum of 75 percent of the Consumer Price Index for the previous 12 months. Rents may not be increased by more than 8 percent without approval from the Mobile Home Rent Stabilization Commission. Mobile home spaces that are owner-occupied or leased for periods greater than 12 months are not covered by this ordinance; therefore, not all spaces within these mobile home parks are subject to the ordinance. There are seven mobile home parks in Morgan Hill: Acacia Associates, Alpine Motel, Hacienda Valley, Madrone, Northwind, Windmill, and Woodland. Together, the seven mobile home parks offer 810 spaces in the City, of which 484 are covered by the ordinance. Hacienda Valley, Windmill, and Woodland provide senior mobile home units. These three mobile home parks offer 541 spaces, of which 234 spaces were covered by this ordinance in 1999. This ordinance stabilizes mobile home rent increases so that seniors and others renting mobile home spaces are better able to afford these units and prepare for potential rent increases.

One common special need for a portion of the elderly is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment. There are four State Department of Social Services licensed elderly residential care facilities in Morgan Hill. Valley Pines is licensed for 49 residents, Villa Amor is licensed for six persons, Villa Heights is licensed for 15 persons, and Villa Rose offers services for 15 persons. In addition, Project Match of San Jose matches seniors together for senior shared housing, which reduces housing costs for seniors with fixed incomes. According to the City of Morgan Hill's senior housing listing for 2001, the following housing complexes offer residential care or rental units for seniors in Morgan Hill:

<u>Development</u>	<u>Type</u>
● Buena Vista Heights	Senior Housing
● Cottage Greens	Rentals
● Hacienda Mobilehome Estates	Rentals
● Hillview Convalescent Hospital	Residential Care
● Las Casas De San Pedro	Rentals (10 one-bedroom, 54 two-bedroom)
● Pacific Heights Manor	Residential Care
● Ross Care Heights	Residential Care
● Ross Care Terrace	Residential Care
● Shadowbrook Gardens	Rental cottages (21 one-bedroom and 6 two-bedroom)
● Sycamore Glen	Low-Income Rentals (6 studios and 13 one-bedroom)
● Valley Pines Retirement Inn	Residential Care
● Villa Teresa Apartments	Rentals (28 one-bedroom and 2 two-bedroom units)
● Windmill Mobilehome Park	Rentals
● Woodland Mobilehome Estates	Ownership-Senior Community

Morgan Hill will remain an attractive place to live for families seeking to purchase homes in Santa Clara County. These new residents are primarily affluent young families with school-aged children. They want to purchase homes in the community but the available housing stock is limited because many of the current homeowners are seniors who have little alternative housing options in the community once they sell their homes. As a result, many seniors may delay the decision to sell their homes, reducing turnover in the local housing market and opportunities for new families to move to Morgan Hill.

Many of the seniors who might consider selling their home are younger, active seniors who do not yet require institutional, nursing care. There is a need in the community to provide high-quality, independent living senior housing that provides on-site nursing care and individual living units. Because many seniors desire to “downsize” when they move, these senior housing developments will necessarily be higher density projects with on-site supportive services. An increase in this type of available housing for seniors makes it possible for them to sell their homes and remain in the community.

### **Disabled Citizens**

The City of Morgan Hill estimates there are 117 disabled residents living in the City (City of Morgan Hill, 2001). However, the 1990 Census estimated that approximately 3 percent of the City’s non-institutionalized residents (624 persons) have physical conditions that affect their ability to live independently in conventional residential settings. These individuals have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance. Four hundred and two persons, or 3 percent, between the ages of 16 and 64 had mobility and/or self-care limitations. Approximately 222 persons over age 64 had mobility and/or self-care limitations.

While many of these individuals may not have limitations that are severe enough to be defined as disabling, individuals with such physical challenges can have a number of



special housing-related needs that distinguish them from the population at large. Individuals with mobility difficulties (such as those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called "handicapped access."

Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services. Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments. Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage are low-income than the population at large, and their special housing needs are often more costly than conventional housing.

Some people with mobility and/or self-care limitations are able to live with their families to assist in meeting housing and daily living needs. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find them unavailable in the City.

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may have financial difficulty due to the cost of having their special needs met or due to difficulty in finding appropriate employment. Although California Administrative Code Title 24 requires all public buildings to be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features.

Many persons with disabilities can benefit from a residential environment that provides supportive services in a group setting. Although there are no city-based agencies serving the disabled, San Andreas Regional Center is a community-based California state-funded program designed to serve persons with a developmental disability, as required by the Lanterman Developmental Disabilities Services Act. The Center is a private, nonprofit corporation under contract for provision of services through the State Department of Developmental Services. San Andreas Regional Center serves the four-county area of Monterey, San Benito, Santa Clara and Santa Cruz. In addition, Housing for Independent People is an organization in San Jose that places and provides housing for people with special needs. Villa Ciolino in Morgan Hill offers two ADA units.

### **Female Heads of Households**

Most female-headed households are either single elderly women or single mothers. Traditionally, these two groups have been considered special needs groups because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have specific physical needs related to housing (such as child care or assisted living support). Single mothers, in particular, tend to have difficulty in obtaining suitable, affordable housing. Such households also have a greater need for housing with convenient access to child-care facilities, public transportation, and other public facilities and services.



According to the 2000 Census, approximately 1,200 of the City's 10,846 households are female-headed households, or approximately 11 percent of all households in Morgan Hill. According to the 1990 Census, 124 of the City's female-headed households with children under age 18 are classified as living below the poverty level. This figure does not include the 25 female-headed households living below the poverty level without children. These 124 households with children account for 57 percent of the total 217 families below poverty in the City and 25 percent of the total female-headed families. It may be assumed that most of these households are overpaying for housing (i.e. more than 30 percent of their income), or are experiencing other unmet housing needs. As a result of poverty, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care, than on home maintenance, which results in living units falling into disrepair.

## **Large Families**

Large families (usually defined as family households with five or more persons) can have difficulty securing adequate housing due to the larger number of bedrooms they need (three or more) to avoid overcrowding. It becomes even more difficult when large families try to find adequate rentals within their budget, because rentals typically have fewer bedrooms than ownership housing. Low-income large families typically need financial assistance in Santa Clara County to secure affordable housing that meets their space needs.

Although 2000 Census data on household size is not available, the Claritas 2001 Demographic Snapshot for Morgan Hill estimates household size based on a combination of 1990 and 2000 household and population data and growth ratios. Claritas' 2001 estimates there are nearly 14 percent or approximately 1,524 households of five or more persons in Morgan Hill, an increase from the 1,194 large households represented in the 1990 Census. Of the large households in 1990, 1,187 were large families and the remaining seven were non-family households. Large households occupied approximately 15 percent of owner-occupied units and 16 percent of renter-occupied units. According to the 2000 U.S. Census, the median household size is 3.1 people per household, whereas the Department of Finance estimates 3.2 persons per household (Department of Finance 2001). At the time of the 1990 Census, the largest number of households had only two persons (2,333 out of 7,858). The next largest group was four person households (1,572 out of 7,858) and following closely behind was three person households (1,502 out of 7,858), similar to Claritas' 2001 estimates.

The City contains more housing units with four or more bedrooms (32 percent) than the number of large households with the need for multi-bedroom dwelling units. There is an adequate supply of dwelling units to meet the space needs of large families. Few of these larger homes are affordable to low- or moderate-income large families, however. In 2000, \$12,274,107 was used for the rehabilitation of Village Avante, which provides 65 rental units suitable for large families. These units fall within very low- and low-income rent limits.

## **Farm Workers**

According to the 1990 Census, 373 persons (3 percent) were employed in farming, forestry, and fishing occupations of a total labor force of 12,311 in Morgan Hill. The EDD includes farm workers, nursery workers, delivery truck drivers for produce and flower,



horticulturists, landscapers, tree trimmers, and lawn gardeners in this category. Although the City itself does not have a large farmworker population, Morgan Hill is located in area of southern Santa Clara County with significant agricultural activities. The City does not have a significant need for seasonal housing for persons employed in agricultural work, but year round residents employed in agriculture are likely to have lower incomes and find it difficult to obtain affordable housing. Farmworker families, in particular, will likely have the greatest unmet housing needs, given their significantly lower incomes. As a result, they have a higher probability of being impacted by substandard housing conditions and overcrowding.

To address this need, the Morgan Hill, Gilroy and Santa Clara County partnered with South County Housing to construct the John Boccardo Living Center. The Center, which is operated by Emergency Housing Consortium, provides 18 transitional and 8 shelter units for farmworker families and to meet general winter emergency shelter needs. In addition, the City's affordable housing program, in association with non-profit housing providers, has been able to develop in excess of 80 percent of the assigned RHND allocation for very low income persons; the category that would best meet the needs of this type of worker. Also, the City allows employee housing for six or fewer persons by right in its residential districts.

## **Homeless**

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social relationships, unemployment, shortage of low-income housing, and the deinstitutionalization of the mentally ill. A homeless person lacks consistent and adequate shelter. Homeless persons can be considered resident (those remaining in an area year-round), or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are designed to remove the basis for homelessness. Shelter is provided for an extended period of time, and is combined with other social services and counseling, to assist in the transition to self-sufficiency.

The nature of the homeless population makes exact counting difficult. The 1990 Census found no "visible" persons living on the streets and no people in homeless shelters. However, Census counts are not generally accepted as an accurate reflection of homelessness. Because the homeless move around and are not always visible on the street, it is difficult to get an accurate count of homeless persons in a community. Discussions with social service organizations and others dealing with emergency housing and the homeless on a daily basis reveal that there are homeless in the area. Many employed people live out of cars, tents, or continuously transition from place to place because they cannot afford the initial costs of a rental unit. The Police Department does not track the number of homeless in Morgan Hill, however, local shelters estimate that there are approximately 80 homeless persons in the City of Morgan Hill and 20,000 homeless persons in Santa Clara County.

## **Agencies Offering Homeless Assistance**

The fiscal year 2000-2001 Community Development Block Grant Budget provides \$2,300 to Catholic Charities for their ombudsman program, \$3,300 to Operation Brown Bag, and \$11,767 to the Emergency Housing Consortium Winter Homeless Shelter. The



City offers one homeless shelter program at La Isla Pacifica Shelter for Battered Women and Their Children, operated by Community Solutions for Children, Families, and Individuals. This shelter was granted \$15,000 in RDA 20% Set-aside funds in fiscal year 2000/2001. La Isla Pacifica provides battered women and their children with 24-hour crisis intervention, counseling and support, legal advocacy, and emergency assistance, including a 15-bed shelter. Those seeking help are able to use the shelter for a 45-day period. On average this program provides shelter service to ten Morgan Hill women and their children; counseling service to 20 residents; and emergency assistance to 35 individuals. Community Solutions for Children, Families, and Individuals provides behavioral healthcare services, prevention and education services for homelessness and pregnancy cases, and community counseling services such as foster care, literacy, and employee assistance. Although these services are not intended specifically for homeless individuals and families, homeless persons often avail themselves of food and clothing closets that help the poor. St. Catherine's Church and the Assembly of God Church offer food bag assistance and Catholic Social Services and Community Solutions provide emergency/crisis assistance. There are organizations in surrounding cities that serve the needs of Morgan Hill residents, such as the San Jose Salvation Army (food/rent), The Lord's Table of Gilroy (hot meals), Second Harvest Food Bank of San Jose (food), and Sacred Heart Community Service of San Jose (limited rental assistance, non-Section 8). In addition, there are a number of organizations that help people find affordable housing, such as Bridge Housing Corporation of San Francisco, Community Housing Developers of San Jose, Emergency Housing Consortium of San Jose, and First Community Housing (affordable housing in the Bay Area). Homesave, a collaboration of seven agencies in Santa Clara County, is building transitional housing for battered women and children leaving shelter service. The transitional housing helps victims become independent and able to afford future housing. The City of Santa Clara hosts the first transitional housing development. The 24-unit shared housing development is the first of four transitional housing developments planned for Santa Clara County, with future developments planned for San Jose, North Santa Clara County, and South Santa Clara County.

### *Emergency Housing Consortium of Santa Clara County*

In fiscal year 2000-2001, the City of Morgan Hill contributed \$11,767 in Community Development Block Grant (CDBG) funds to the Emergency Housing Consortium in order to provide shelter and services for 80 homeless residents of Morgan Hill. The funds contributed to 7,500 nights of shelter, in addition to housing assistance programs, health care, transitional services, and other needed services for the homeless of the City. Their most successful program is the Transitional Housing Program (THP). This program enables a person to obtain a job and eventually achieve independence in a conventional housing environment. Under THP, a person with a job is entitled to a cubical with a bed for \$200 per month for up to 3 months. Another program, The Working Man's Program, grants individuals who are employed a bed for up to 30 days while they seek permanent housing.

Other Consortium programs include the New Start Program, which helps homeless individuals obtain employment, and the Waste Management Program, which gives people a job with the Waste Management Department for the City of San Jose. Under these programs, participating individuals are guaranteed beds at a cost of one-third of their paychecks, with the potential to move into transitional housing. Currently the single person capacity is 125 for the spring and summer season.



During the winter, the capacity can increase to 250 to 300 beds, including floor mats. There are also rooms available for families that have sufficient income to qualify. Lastly, the Consortium offers a Volunteer program through its facility, which in return guarantees a room for 30 days. The Emergency Housing Consortium has shelters and programs located in Sunnyvale, Santa Clara, San Jose, San Martin and Gilroy.

During the 2000/2001 fiscal year, the Consortium plans to provide 80 homeless persons in Morgan Hill 7,500 nights of shelter. The Consortium's goal is to provide 70 percent of their case managed clients with stable housing in 2000/2001. They were 100 percent successful in fiscal year 1999/2000 and 87 percent successful in fiscal year 1998/1999 (Emergency Housing Consortium, 2001).

#### *San Jose Family Shelter*

This facility provides overnight rooms and meals for families with children for stays of up to three months. The Program can accommodate 35 families (143 people). There are currently 33 families occupying 35 rooms. A case manager helps each family with its individual circumstances.

## **MORGAN HILL HOUSING PROFILE**

In 2000, nearly two thirds of the City's housing units were single-family detached homes (64 percent), followed by single-family attached units (13 percent), multiple units of five or more (9 percent), mobilehomes (8 percent), and multiple units of two to four (6 percent). Countywide, there is a substantially higher percentage of housing units in multi-family buildings and a lower percentage of single-family homes than in Morgan Hill. By comparison, the proportion of different types of housing countywide remained constant between 1990 and 1999—56 percent single detached houses, 25 percent multiples of five or more units, 9 percent single attached houses, 8 percent multiples of two to four units, and 4 percent mobilehomes.

Annual changes in the housing stock fluctuated between 1990 and 2000 with slow growth between 1991 and 1995, and more rapid growth between 1995 and 2000. Most new residential construction comprised single-family homes, with 1,799 houses added since 1990 (26 percent increase). However, the highest growth rate occurred among attached single-family homes (29 percent). Tables 9 and 10 show the annual changes in the housing stock between January 1990 and January 2000 as determined by the California Department of Finance.

According to the Morgan Hill Building Division, 76 single-family dwelling unit permits and four multi-family dwelling unit permits were issued in the City as of August 2001. The August status report for housing permit approvals revealed that there were 677 units currently under construction, of which 457 were single-family units, 82 were single/multi-family units, and 138 were multi-family units. In addition to the projects under construction as of August 10, 2001, 430 units were in review or were approved and had not commenced construction.



**Table 9**

Housing Estimates for the City of Morgan Hill (1990 through 2000)

Year	Housing Units								Persons Per Household
	Total	Single		Multiple		Mobile Homes	Occupied	% Vacant	
1990	8,157	5,003	958	553	791	852	7,808	4.3	3.0
1991	8,475	5,294	960	573	796	852	8,112	4.3	3.0
1992	8,603	5,412	970	573	796	852	8,235	4.3	3.0
1993	8,717	5,454	1,026	576	809	852	8,344	4.3	3.0
1994	8,829	5,526	1,065	582	804	852	8,451	4.3	3.0
1995	8,988	5,627	1,123	582	804	852	8,603	4.3	3.1
1996	9,284	5,935	1,123	594	780	852	8,886	4.3	3.1
1997	9,531	6,098	1,190	598	793	852	9,122	4.3	3.2
1998	9,951	6,324	1,286	620	869	852	9,524	4.3	3.2
1999	10,306	6,545	1,286	658	965	852	9,864	4.3	3.2
2000	10,701	6,802	1,356	676	1,015	852	10,242	4.3	3.2
2001	11,260	N/A	N/A	N/A	N/A	N/A	11,011	2.2	N/A

Source: California Department of Finance, 1990-2001 City/County Population and Housing Estimates.

**Table 10**

Housing Estimates for Santa Clara County (1990 through 2000)

Year	Housing Units								Persons Per Household
	Total	Single		Multiple		Mobile Homes	Occupied	% Vacant	
1990	540,240	303,212	47,668	42,096	126,338	20,926	520,180	3.7	2.8
1991	543,532	304,332	47,956	42,167	128,155	20,922	523,532	3.7	2.8
1992	547,884	305,447	48,210	42,407	130,972	20,848	527,541	3.7	2.8
1993	551,584	306,578	48,872	42,507	132,779	20,848	531,107	3.7	2.9
1994	555,429	308,364	49,060	42,699	134,628	20,678	534,729	3.7	2.9
1995	559,010	310,242	49,423	42,742	135,984	20,619	538,094	3.7	2.9
1996	562,352	312,166	49,423	43,018	137,126	20,619	541,406	3.7	2.9
1997	566,164	314,649	49,531	43,225	138,141	20,618	544,358	3.8	3.0
1998	573,593	318,463	49,725	43,594	141,193	20,618	551,516	3.8	3.0
1999	581,532	322,454	49,839	43,760	144,861	20,618	559,166	3.8	3.0
2000	589,010	325,874	50,045	44,062	148,411	20,618	566,188	3.8	3.0
2001	584,068	N/A	N/A	N/A	N/A	N/A	570,495	2.3	N/A

Source: California Department of Finance, 1990-2001 City/County Population and Housing Estimates.